CANADA MORTGAGE AND HOUSING CORPORATION

RENTAL MARKET REPORT

St. Catharines-Niagara CMA

Date Released: December 2006

Report Highlights

The vacancy rate for private apartments in the St. Catharines-Niagara Census Metropolitan Area (CMA) soared to 4.3 per cent in 2007, from 2.7 per cent last year.

While immigration continued to provide an influx of renters, rental demand was weakened by stagnant youth employment and deteriorating employment in the 25-44 age group.

The CMA private apartment vacancy rate is expected to edge slightly higher, to 4.5 per cent in 2007.

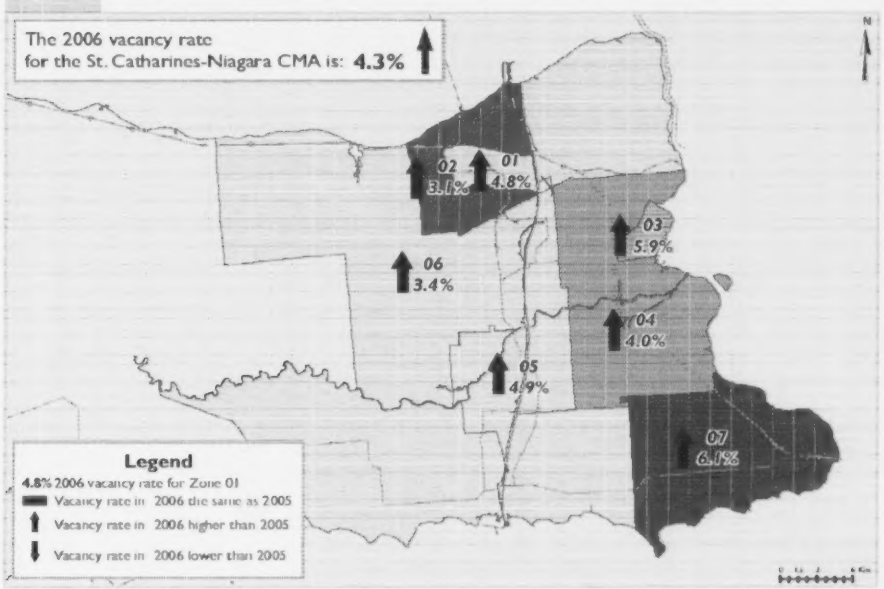
The 2006 vacancy rate for the St. Catharines-Niagara CMA is: 4.3%
N
02 3.1%
01 4.8%
03 5.9%
06 3.4%
04 4.0%
05 4.9%
07 6.1%
Legend
4.8% 2006 vacancy rate for Zone 01
Vacancy rate in 2006 the same as 2005
Vacancy rate in 2006 higher than 2005
Vacancy rate in 2006 lower than 2005

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Figure 1

Vacancy Rate Jumped

The vacancy rate in St. Catharines-Niagara CMA soared. According to the October 2006 Rental Market Survey, the vacancy rate for privately initiated rental apartments in buildings of three or more units jumped to 4.3 per cent in 2006, up from 2.7 per cent last year.

Stagnant youth employment, declining employment in the 25 to 44 age group, and movement of renters into home ownership, negatively affected rental demand. Youth employment is very important to household formation and rental demand. Households in the 15-24 age group are more likely to rent than other age groups. Full time youth employment has stalled for the past few years, which affected young adults' ability to rent. In addition, some youths decided to stay at home longer, and contributed to the weaker demand for rental housing.

Employment in the 25 to 44 age group is also important to rental demand since approximately half of the households in this age group tend to rent. Full-time employment in this age group has been declining since 2002. The lack of jobs kept households from decoupling and drove others to move out of the region, and helped pushed the vacancy rates higher.

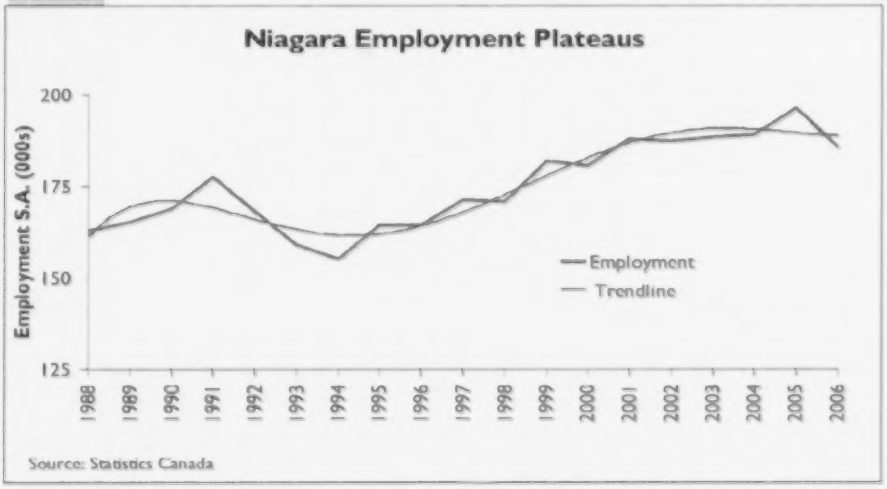
Partially offsetting the decrease in rental demand was the positive in-migration to this region. For new Canadians in particular, renting is the most prevalent tenure choice as they take time to establish themselves before entering into home ownership.

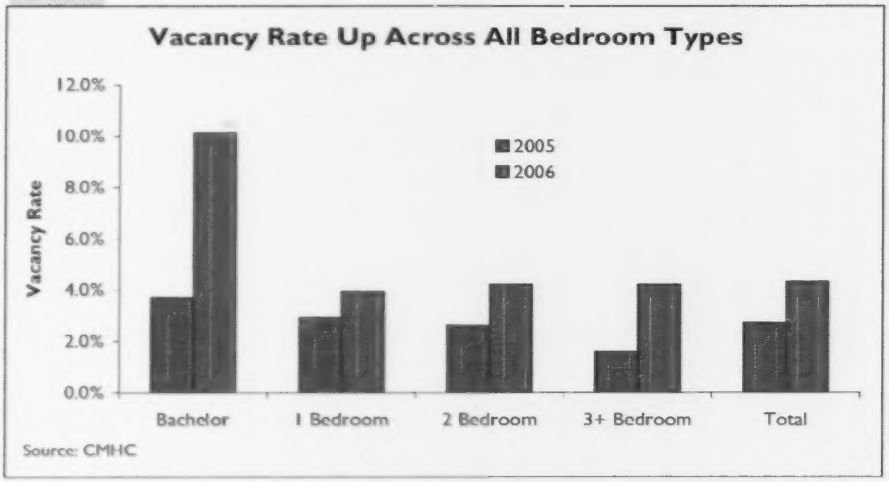
On the supply side, there were very few completions of rental units in the St. Catharines-Niagara CMA. Since October last year, only two rental apartment units have been completed in the CMA.

Weaker Demand for One and Two Bedroom Apartments

One and two bedroom apartments make up close to 90 per cent of the universe of private rental apartments in the St. Catharines-Niagara CMA. Consequently, changes in the vacancy rate of one and two bedroom dwellings have a dramatic impact on the overall vacancy rate in the CMA. In 2006 vacancy rates for one and two-bedroom apartments soared, driving

Figure 2





the overall vacancy rate higher. The two-bedroom vacancy rate, which tends to be a benchmark, increased to 4.2 per cent in 2006 from 2.6 per cent last year.

The vacancy rate for the one-bedroom apartments jumped to 3.9 per cent in 2006, from 2.9 per cent last year. One-bedroom apartments are popular with tenants in the 15-24 age group. Stagnant youth employment in the St. Catharines-Niagara CMA may have contributed to weaker demand for one-bedroom apartments.

The vacancy rate for three plus-bedroom apartments jumped to 4.2 per cent from 1.7 per cent last year. With interest rates as low as they are, three-bedroom apartment rents are comparable to mortgage carrying costs. Movement of apartment renting families to home ownership may have been the reason for the vacancy rate increases.

The vacancy rate for bachelor apartments shot up to 10.1 per cent from 3.7 per cent last year. With very few bachelor apartments in the rental universe, this sharp jump marginally increased the overall vacancy rate.

Rents Increased

Despite weaker demand for rental housing, average rents in the CMA continued to rise. This year, CMHC is introducing a measure for the change in rents for existing structures. By focusing on existing structures, we can exclude the impact of new structures added to the rental universe between surveys and conversions and get a better indication of the rent increase in existing structures. For the St. Catharines-Niagara CMA, the average rent for a two-bedroom apartment in existing structures increased by 2.3 per cent in October 2006 compared to a year ago.

Renters Prefer the City of St. Catharines

Vacancy rate by zone shows that renter demand is weak across the St. Catharines-Niagara CMA. Having said that, Zone 2 and the City of St. Catharines have enjoyed lower than average vacancies as a result of strong student demand and the significant number of preferred high end newer rental units. While vacancy rates soared across the St. Catharines-Niagara CMA, the lowest vacancy rate and rate increase was recorded in the City of St. Catharines (Zone 1-2). Vacancy rate in the City of St. Catharines edged up to 3.8 per cent from 2.4 per cent last year.

Containing just under half of the rental units within the CMA, the City of St. Catharines has two rental market zones with slightly different trends. Zone 1, which contains more of the older centrally located structures, has a vacancy rate close to the CMA average. Zone 2 has high student demand, and contains many of the newer and preferred structures, which helps explain why vacancy rates there are lowest and rents are higher.

The largest vacancy rate jump was recorded in the City of Niagara Falls. Containing 21 per cent of the rental apartments in the CMA, the Niagara Falls vacancy rate rose to 5.1 per cent from last year's 2.7 per cent. Demand for rental accommodations in Niagara Falls comes from those employed in the tourism industry. With the strong Canadian Dollar and delays at the border crossings negatively affecting the tourism

industry, many unemployed renters either doubled up or moved out of the region to look for jobs.

The highest vacancy rate in the CMA, at 6.1 per cent, was recorded in Fort Erie (Zone 7). Fort Erie has the smallest number of rental apartments in the CMA, causing wide vacancy rate fluctuations.

Newer Unit Demand Strongest

Renters in the St. Catharines-Niagara CMA favoured newer buildings. The vacancy rate for buildings constructed before 1960 was about double that of buildings built after 1960. Despite higher rents in newer buildings, renters are willing to pay more for the higher quality and the amenities that these buildings offer.

Renters Prefer Mid-size Buildings

The vacancy rate in buildings with more than 20 apartments is significantly lower than the rate in smaller buildings. Although rents in the larger buildings are significantly higher, the amenities available in these buildings were a draw to renters. In many cases, the larger buildings are also the newer buildings.

High End Demand Stronger

Vacancy rates moved lower for apartments at the higher end of the rent scale. The vacancy rate in apartments priced above $800 was less than two per cent. Units priced above $800 are more than likely to be in larger and newer buildings that are favoured by renters.

Apartments with rents less than $600 experienced increased vacancy rates. The vacancy rate in apartments priced between $500 and $599, reached 6.7 per cent, and the rate for apartments priced below $500 jumped to 7.6 per cent. Since vacancies were higher in smaller and older buildings, it is likely that higher vacancies in the lower price ranges are related to quality issues.

Townhouse Vacancy Rate Lower

Rental demand for townhouses increased as many apartment tenants realized that the cost of renting townhomes was lower. The rent for a three-bedroom townhouse was $778, $75 less than renting a three-bedroom apartment. The total vacancy rate for townhouse (row) units declined to 4.7 per cent in 2006 from 5.6 per cent in 2005.

The vacancy rate for townhouses moved higher in Niagara Falls, but lower in St. Catharines.

The movement to townhome rental was strongest in St. Catharines where renting an apartment was significantly more expensive than renting a townhouse. It is important to note that the universe of townhouse rental units is very small when compared to apartments.

In Niagara Falls, stagnant employment in the tourism sector helped push the vacancy higher.

Availability Rate Increases

Availability rates provide a broader supply measure of what a landlord has available to market to prospective tenants than do vacancy rates. The availability rate measures the combined incidence of vacant units, as well as units where the existing tenant has given or has received notice to move.

The availability rate in the St. Catharines-Niagara CMA moved higher this year. According to CMHC's Rental Market Survey, 6.1 per cent of rental apartments were considered available for rent in October 2006, up from 4.6 per cent last year. The total availability rate is 1.8 percentage points higher than the total vacancy rate of 4.3 per cent.

Rental Market Outlook

Lack of youth employment and falling employment in the 25-44 age group will nudge the St. Catharines-Niagara vacancy rate higher in 2007. The vacancy rate for private apartments with three or more units will move slightly higher to 4.5 per cent in 2007. Rent increases will slow. The benchmark two-bedroom rent will reach $767 in 2007.

With stagnant employment growth in the 15-24 age group, there will be less demand for rental accommodation. In addition to lower rental demand from stagnating youth employment, young adults will stay home longer to save on rent. Some, aspiring to home ownership, will bypass rental altogether.

Employment in the 25-44 age group will continue to decline and add to the vacancy rate. With unfavourable employment conditions, adults in this age group will tend to move out of the region to look for employment opportunities.

The rising costs of owning a home are going to work to slightly offset declines in rental demand. Home prices which are rising four times faster than rents will make the relative cost of renting more attractive. With mortgage rates very low by historical standards, the movement of first-time home buyers from rental to homeownership will continue, but at a slower pace.

Immigration will also offset some of the decrease in rental demand. Immigration into the CMA will remain respectable. Many new Canadians will look to the rental market to satisfy their housing needs. With the national target for immigrants to Canada raised to 265,000 in 2007, immigration to the St. Catharines-Niagara area will also increase. Immigrants tend to rent for up to five years before they move into home ownership.

On the supply side, there will be very little new stock added to the rental supply. Only nine private rental units and 79 assisted rental apartments will come online in 2007.

National Rental Vacancy Rate Inches Down to 2.6 Per Cent

The average rental apartment vacancy rate in Canada's 28 major centres decreased slightly by 0.1 of a percentage point to 2.6 per cent in October 2006 compared to last year.

Solid job creation and healthy income gains helped to strengthen demand for both ownership and rental housing. High levels of immigration were a key driver of rental demand in 2006, as was the increasing gap between the cost of home ownership and renting. These factors have put downward pressure on vacancy rates over the past year.

On the other hand, home ownership demand remained very strong, which can be seen from the near record level of existing home sales and the high level of housing starts in 2006. Strong home ownership demand continues to apply upward pressure on vacancy rates. Adding to this is the high level of condominium completions in some centres. Condominiums are a relatively inexpensive type of housing for renters moving to home ownership. Also, some condominium apartments are owned by investors who rent them out. Therefore, high levels of condominium completions have created competition for the rental market and have put upward pressure on vacancy rates.

The centres with the highest vacancy rates in 2006 were Windsor (10.4 per cent), Saint John (NB) (6.8 per cent), and St. John's (NFLD) (5.1 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Calgary (0.5 per cent), Victoria (0.5 per cent), and Vancouver (0.7 per cent).

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Toronto ($1,067) and Vancouver ($1,045), followed by Calgary ($960) and Ottawa ($941). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($488) and Saguenay ($485).

By excluding the impact of new structures added to the universe since the last survey and conversions from the calculation, we can get a better indication of the rent increase in existing structures. Overall, the average rent for two-bedroom apartments in existing structures across Canada's 28 major centres increased by 3.2 per cent between October 2005 and October 2006. The greatest rent increases occurred in Calgary where rents were up 19.5 per cent and in Edmonton where rents increased by 9.9 per cent. Excluding Calgary and Edmonton, the average rent for two-bedroom apartments in existing structures was up only 2.4 per cent in 2006 compared to 2005.

Apartment Vacancy Rates (%) by Major Centres

	2005	2006
Abbotsford	3.8	2.0
Calgary	1.6	0.5
Edmonton	4.5	1.2
Gatineau	3.1	4.2
Greater Sudbury	1.6	1.2
Halifax	3.3	3.2
Hamilton	4.3	4.3
Kingston	2.4	2.1
Kitchener	3.3	3.3
London	4.2	3.6
Montréal	2.0	2.7
Oshawa	3.3	4.1
Ottawa	3.3	2.3
Québec	1.4	1.5
Regina	3.2	3.3
Saguenay	4.5	4.1
Saint John	5.7	6.8
Saskatoon	4.6	3.2
Sherbrooke	1.2	1.2
St. Catharines-Niagara	2.7	4.3
St. John's	4.5	5.1
Thunder Bay	4.6	4.9
Toronto	3.7	3.2
Trois-Rivières	1.5	1.0
Vancouver	1.4	0.7
Victoria	0.5	0.5
Windsor	10.3	10.4
Winnipeg	1.7	1.3
Total	**2.7**	**2.6**

In 2006, vacancy rates for rental condominium apartments were below one per cent in five of the seven centres surveyed (Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal, and Québec). Rental condominiums in Vancouver and Toronto had the lowest vacancy rate at 0.4 per

cent. On the other hand, Québec and Montréal registered the highest vacancy rates for condominium apartments at 1.2 per cent and 2.8 per cent in 2006, respectively. The survey showed that vacancy rates for rental condominium apartments in 2006 were lower than vacancy rates in the conventional rental market in all the surveyed centres, except Montréal. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,487), Vancouver ($1,273), and Calgary ($1,257). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2006.

Also, the average monthly rent for a two-bedroom unit in the secondary rental market (dwelling types other than private apartments such as duplexes and accessory apartments) was lower than the average rent in both the conventional and condominium apartment markets in Montréal and Vancouver. In Toronto, the average monthly rent for a two-bedroom unit in the secondary rental market was slightly higher than in the conventional rental market.

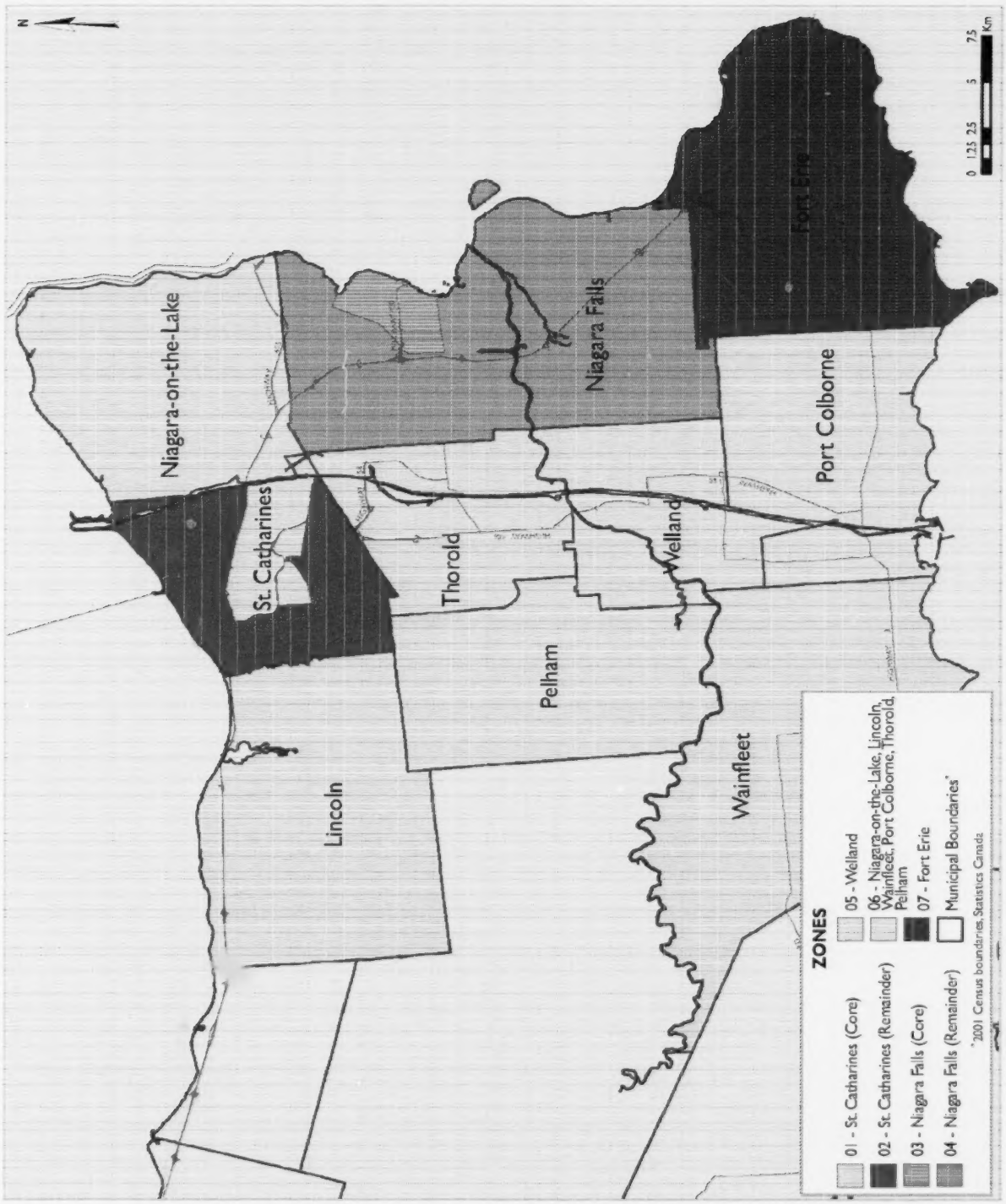
1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

2 CMHC's October Rental Market Survey, which covers private row and apartment structures with three or more units, is being expanded to include information on the secondary rental market. More specifically, for the Vancouver, Toronto and Montréal CMAs, the following types of units are now surveyed:

- rented single-detached houses;
- rented double (semi-detached) houses;
- rented freehold row/town houses;
- rented duplex apartments;
- rented accessory apartments;
- rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Rental Market Survey – Now Also Done in the Spring

Starting in 2007, CMHC will be conducting a rental market survey in the spring, in addition to the one conducted in the fall. The results of the spring survey will be published in June and will provide centre-level information on key rental market indicators such as vacancy rates and average rents. This will give users access to more timely information on market trends.


N
0 1.25 2.5 5 7.5
Km
Niagara-on-the-Lake
St. Catharines
Thorold
Niagara Falls
Fort Erie
Port Colborne
Welland
Pelham
Lincoln
Wainfleet
ZONES
01 - St. Catharines (Core)
02 - St. Catharines (Remainder)
03 - Niagara Falls (Core)
04 - Niagara Falls (Remainder)
05 - Welland
06 - Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham
07 - Fort Erie
Municipal Boundaries*
*2001 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - ST. CATHARINES-NIAGARA CMA	
Zone 1	**St. Catharines (Core)**
Zone 2	**St. Catharines (Remainder)**
Zones 1-2	**St. Catharines City**
Zone 3	**Niagara Falls (Core)**
Zone 4	**Niagara Falls (Remainder)**
Zones 3-4	**Niagara Falls City**
Zone 5	**Welland**
Zone 6	**Niagara-on-the-Lake, Lincoln, Wainfleet, Port Colborne, Thorold, Pelham**
Zone 7	**Fort Erie**
Zones 1-7	**St. Catharines-Niagara CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type

1.1.2 Average Rents ($) by Zone and Bedroom Type

1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

1.1.4 Availability Rates (%) by Zone and Bedroom Type

1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type

1.2.2 Average Rents ($) by Year of Construction and Bedroom Type

1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type

1.3.2 Average Rents ($) by Structure Size and Bedroom Type

1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type

2.1.2 Average Rents ($) by Zone and Bedroom Type

2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

2.1.4 Availability Rates (%) by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type

3.1.2 Average Rents ($) by Zone and Bedroom Type

3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type

3.1.4 Availability Rates (%) by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Edmonton, Calgary and Vancouver Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto and Vancouver Reports

Secondary Rented Unit Data *

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type

5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

*** New Surveys - Please refer to the Methodology section for additional information.**

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	4.8 d	**	3.2 b	3.0 c	4.2 c	5.4 c	4.0 d	**	3.7 b	4.8 c
Zone 2	2.2 c	**	1.7 a	2.9 a	1.6 a	2.9 a	1.0 a	3.3 d	1.6 a	3.1 b
St. Catharines (Zones 1-2)	3.9 d	13.6 d	2.4 a	3.0 a	2.5 a	3.8 b	1.5 a	3.1 d	2.4 a	3.8 b
Zone 3	0.0 c	**	3.2 d	4.3 d	3.1 c	6.8 c	0.0 c	0.0 d	2.9 b	5.9 c
Zone 4	7.0 a	0.0 c	3.0 c	4.3 c	2.2 a	3.6 c	2.8 b	**	2.5 a	4.0 b
Niagara Falls (Zones 3-4)	**	**	3.1 c	4.3 c	2.7 a	5.4 c	2.0 c	4.2 d	2.7 a	5.1 b
Zone 5	**	0.0 c	4.2 d	5.8 d	2.6 c	4.1 c	0.0 c	**	3.0 c	4.9 c
Zone 6	0.0 c	**	1.8 b	3.0 b	2.3 b	3.1 b	4.0 d	2.6 c	2.2 a	3.4 b
Zone 7	**	**	5.6 c	8.1 c	5.0 d	5.2 c	**	**	5.9 c	6.1 b
St. Catharines-Niagara CMA	**3.7 d**	**10.1 d**	**2.9 a**	**3.9 b**	**2.6 a**	**4.2 b**	**1.7 b**	**4.2 c**	**2.7 a**	**4.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.2 Private Apartment Average Rents ($)
by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	460 a	471 a	623 a	638 a	746 a	772 a	839 a	860 a	678 a	697 a
Zone 2	519 a	551 a	675 a	688 a	791 a	813 a	929 a	959 a	761 a	778 a
St. Catharines (Zones 1-2)	481 a	503 a	651 a	664 a	774 a	798 a	915 a	941 a	728 a	745 a
Zone 3	**	497 b	599 a	616 a	705 a	721 a	826 b	801 a	664 a	684 a
Zone 4	473 a	490 a	654 a	663 a	749 a	762 a	834 a	823 a	731 a	741 a
Niagara Falls (Zones 3-4)	489 c	495 b	616 a	632 a	724 a	739 a	832 a	815 a	692 a	708 a
Zone 5	432 b	463 b	589 a	597 a	694 a	692 a	749 b	752 b	655 a	661 a
Zone 6	432 a	465 a	557 a	576 a	683 a	700 a	756 a	742 a	640 a	654 a
Zone 7	**	**	591 a	584 a	676 a	676 a	845 b	802 a	646 a	638 a
St. Catharines-Niagara CMA	**471 a**	**489 a**	**624 a**	**636 a**	**736 a**	**752 a**	**855 a**	**850 a**	**697 a**	**710 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	**	172	45 c	1,481	76 c	1,402	**	97	150 c	3,151
Zone 2	**	89	49 a	1,686	74 a	2,495	15 d	464	146 b	4,734
St. Catharines (Zones 1-2)	36 d	261	94 a	3,167	150 b	3,897	17 d	561	296 b	7,885
Zone 3	**	57	27 d	626	80 c	1,178	0 d	79	114 c	1,940
Zone 4	0 c	18	14 c	333	33 c	930	**	151	57 b	1,432
Niagara Falls (Zones 3-4)	**	74	41 c	959	114 c	2,108	10 d	231	172 b	3,372
Zone 5	0 c	87	60 d	1,025	63 c	1,531	**	255	142 c	2,898
Zone 6	**	49	14 b	478	27 b	863	3 c	97	50 b	1,486
Zone 7	**	8	17 c	205	12 c	241	**	24	29 b	478
St. Catharines-Niagara CMA	**48 d**	**478**	**226 b**	**5,833**	**366 b**	**8,641**	**49 c**	**1,168**	**689 a**	**16,119**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	5.4 d	**	5.9 b	6.6 b	5.3 b	7.4 c	4.0 d	**	5.5 b	7.5 b
Zone 2	3.3 d	**	4.3 b	4.7 b	3.2 a	4.3 b	1.7 b	4.8 d	3.4 a	4.6 b
St. Catharines (Zones 1-2)	4.7 d	14.4 d	5.0 a	5.6 b	3.9 a	5.4 b	2.1 b	5.3 c	4.2 a	5.8 a
Zone 3	**	**	4.7 c	5.8 d	6.2 b	8.2 c	**	0.0 d	5.6 b	7.2 c
Zone 4	7.0 a	6.0 a	4.7 c	5.2 c	4.0 a	5.5 b	4.9 c	**	4.3 a	6.0 b
Niagara Falls (Zones 3-4)	**	**	4.7 c	5.6 c	5.2 b	7.0 b	5.3 d	**	5.1 b	6.7 b
Zone 5	**	0.0 c	5.8 c	8.4 c	4.3 c	5.9 c	**	**	5.3 c	6.9 c
Zone 6	**	**	4.4 c	4.0 b	3.8 c	4.4 b	4.0 d	4.0 d	4.0 b	4.6 b
Zone 7	**	**	6.5 c	8.1 c	5.7 d	5.2 c	**	**	6.6 c	6.1 b
St. Catharines-Niagara CMA	**5.4 c**	**11.1 d**	**5.1 a**	**6.0 a**	**4.3 a**	**5.8 a**	**4.3 d**	**6.2 c**	**4.6 a**	**6.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
St. Catharines-Niagara CMA										
Pre 1940	**	**	5.0 d	4.5 d	5.5 d	**	**	**	4.9 c	4.9 d
1940 - 1959	**	**	3.2 d	5.0 d	5.3 d	9.7 c	**	0.0 d	4.5 c	7.6 c
1960 - 1974	3.7 d	**	2.7 a	4.3 c	2.2 a	3.6 b	1.2 a	6.5 c	2.3 a	4.3 b
1975 - 1989	**	5.3 d	2.7 a	3.1 c	1.9 a	3.4 b	1.0 a	2.2 c	2.1 a	3.2 b
1990+	**	**	1.5 a	1.2 a	1.1 a	0.9 a	**	**	1.4 a	1.0 a
Total	3.7 d	10.1 d	2.9 a	3.9 b	2.6 a	4.2 b	1.7 b	4.2 c	2.7 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.2.2 Private Apartment Average Rents ($)
by Year of Construction and Bedroom Type
St. Catharines Niagara CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
St. Catharines-Niagara CMA										
Pre 1940	450 b	489 b	518 a	528 a	623 a	650 a	**	734 b	587 a	586 a
1940 - 1959	452 a	468 b	558 a	555 a	641 a	629 a	**	**	602 a	602 a
1960 - 1974	485 a	488 a	630 a	651 a	737 a	749 a	852 a	841 a	704 a	719 a
1975 - 1989	488 b	523 a	670 a	687 a	779 a	809 a	872 a	893 a	745 a	768 a
1990+	**	**	660 a	668 a	795 a	816 b	**	**	737 a	742 a
Total	471 a	489 a	624 a	636 a	736 a	752 a	855 a	850 a	697 a	710 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
St. Catharines-Niagara CMA										
3 to 5 Units	**	**	**	**	4.6 d	**	**	**	5.2 c	8.0 c
6 to 19 Units	5.0 d	**	3.8 b	4.8 c	3.7 c	7.0 b	**	**	3.9 b	6.6 b
20 to 49 Units	4.8 d	9.2 c	1.3 a	2.9 a	2.4 a	3.2 b	1.6 b	3.1 d	2.0 a	3.2 a
50 to 99 Units	2.8 a	3.1 a	1.2 a	1.4 a	1.3 a	2.0 a	1.8 a	3.7 d	1.3 a	1.9 a
100+ Units	**	**	2.0 a	3.8 d	2.0 a	2.6 b	0.0 c	0.8 a	1.8 a	2.9 c
Total	3.7 d	10.1 d	2.9 a	3.9 b	2.6 a	4.2 b	1.7 b	4.2 c	2.7 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type St. Catharines Niagara CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
St. Catharines-Niagara CMA										
3 to 5 Units	430 b	474 b	524 a	521 a	606 a	612 a	772 b	738 b	596 a	591 a
6 to 19 Units	456 a	462 a	554 a	572 a	663 a	672 a	813 c	817 b	613 a	627 a
20 to 49 Units	465 a	526 a	647 a	656 a	755 a	772 a	840 a	834 a	716 a	733 a
50 to 99 Units	556 a	571 a	689 a	708 a	804 a	830 a	911 a	906 a	769 a	789 a
100+ Units	531 b	522 b	683 a	699 a	792 a	805 a	923 a	963 a	760 a	776 a
Total	471 a	489 a	624 a	636 a	736 a	752 a	855 a	850 a	697 a	710 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone St. Catharines Niagara CMA

Zone	3-5		6-19		20-49		50-99		100+	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	**	**	6.3 c	**	1.8 a	3.1 c	1.2 a	2.0 b	**	**
Zone 2	4.2 d	**	2.6 b	7.4 c	0.8 d	2.9 b	1.8 a	2.9 b	0.9 a	1.7 b
St. Catharines (Zones 1-2)	5.4 d	**	5.0 c	7.7 c	1.3 a	3.0 b	1.6 a	2.6 b	1.3 a	1.7 b
Zone 3	**	**	2.7 c	9.6 c	2.8 a	2.0 a	1.5 a	1.3 a	n/u	n/u
Zone 4	5.3 c	13.8 c	2.4 b	2.9 c	3.1 a	4.7 c	1.4 a	2.0 c	n/u	n/u
Niagara Falls (Zones 3-4)	5.8 d	**	2.6 b	7.6 c	3.0 a	3.9 b	1.4 a	1.6 b	n/u	n/u
Zone 5	**	**	3.8 c	4.3 c	2.9 b	3.9 b	0.2 a	0.3 a	3.8 a	7.5 a
Zone 6	4.2 d	7.4 c	2.5 c	3.5 c	0.8 a	1.2 a	**	**	n/u	n/u
Zone 7	**	5.1 d	**	**	**	**	**	**	n/u	n/u
St. Catharines-Niagara CMA	**5.2 c**	**8.0 c**	**3.9 b**	**6.6 b**	**2.0 a**	**3.2 a**	**1.3 a**	**1.9 a**	**1.8 a**	**2.9 c**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type St. Catharines Niagara CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
St. Catharines-Niagara CMA										
LT $500	4.6 c	16.3 d	2.8 b	5.7 b	0.9 a	2.8 c	0.0 a	50.0 a	2.9 a	7.6 b
$500 - $599	3.5 c	8.4 c	6.3 b	6.5 c	2.7 b	7.0 b	0.0 a	**	4.9 b	6.7 b
$600 - $699	0.0 a	4.7 d	2.3 a	3.9 b	3.9 b	5.0 b	1.3 a	**	2.9 a	4.8 b
$700 - $799	0.0 a	n/s	1.9 b	1.9 a	3.3 a	5.7 b	4.5 c	1.6 c	3.0 a	4.5 b
$800 - $899	n/s	n/s	0.7 a	2.1 c	0.8 a	1.8 a	0.9 a	2.6 b	0.8 a	2.0 a
$900+	n/s	n/s	0.0 a	0.0 a	0.9 d	1.7 c	1.3 a	2.4 b	1.1 a	1.9 b
Total	3.7 d	10.1 d	2.9 a	3.9 b	2.6 a	4.2 b	1.7 b	4.2 c	2.7 a	4.3 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	5.9 a	6.8 a	5.9 a	4.4 a	5.9 a	5.3 a
St. Catharines (Zones 1-2)	**	**	n/u	n/u	5.9 a	6.8 a	6.6 a	3.1 c	6.4 a	4.2 c
Zone 3	n/u	n/u	**	**	**	**	**	**	0.0 a	7.1 a
Zone 4	n/u	n/u	0.0 a	**	6.1 a	**	4.8 a	6.0 c	4.9 a	4.5 d
Niagara Falls (Zones 3-4)	n/u	n/u	0.0 a	**	4.5 a	**	4.8 a	5.9 c	4.5 a	4.7 d
Zone 5	n/u	n/u	n/s	n/s	**	**	7.3 a	7.3 a	7.1 c	7.1 b
Zone 6	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	0.0 a	0.0 a
Zone 7	n/u	n/u	n/u	n/u	**	n/s	**	**	0.0 a	**
St. Catharines-Niagara CMA	**	**	**	**	**4.9 a**	**5.0 d**	**5.9 a**	**4.8 b**	**5.6 a**	**4.7 b**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	761 a	781 a	831 a	858 a	804 a	829 a
St. Catharines (Zones 1-2)	**	**	n/u	n/u	761 a	781 a	823 a	877 a	804 a	849 a
Zone 3	n/u	n/u	**	**	**	**	**	**	722 a	723 a
Zone 4	n/u	n/u	572 a	**	704 a	**	747 a	665 c	727 a	673 b
Niagara Falls (Zones 3-4)	n/u	n/u	583 a	613 a	710 a	729 a	747 a	666 c	726 a	678 b
Zone 5	n/u	n/u	n/s	n/s	**	**	734 a	727 a	729 a	725 a
Zone 6	n/u	n/u	n/u	n/u	**	**	817 a	825 a	775 a	776 a
Zone 7	n/u	n/u	n/u	n/u	**	n/s	**	**	863 a	**
St. Catharines-Niagara CMA	**	**	**583 b**	**613 b**	**738 a**	**755 a**	**785 a**	**778 a**	**768 a**	**769 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2006 by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	8 a	118	9 a	204	17 a	323
St. Catharines (Zones 1-2)	**	**	n/u	n/u	8 a	118	9 c	288	17 c	407
Zone 3	n/u	n/u	**	**	**	**	**	**	2 a	28
Zone 4	n/u	n/u	**	**	**	**	11 c	189	11 d	252
Niagara Falls (Zones 3-4)	n/u	n/u	**	18	**	70	11 c	192	13 d	280
Zone 5	n/u	n/u	n/s	n/s	**	**	13 a	174	13 b	178
Zone 6	n/u	n/u	n/u	n/u	**	**	0 a	14	0 a	20
Zone 7	n/u	n/u	n/u	n/u	n/s	n/s	**	**	**	**
St. Catharines-Niagara CMA	**	**	**	18	10 d	198	33 b	691	43 b	909

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	n/u	n/u	n/u	n/u	n/u	n/u	**	**	**	**
Zone 2	**	**	n/u	n/u	10.2 a	11.0 a	8.8 a	5.9 a	9.3 a	7.7 a
St. Catharines (Zones 1-2)	**	**	n/u	n/u	10.2 a	11.0 a	10.4 a	4.2 d	10.3 a	6.1 c
Zone 3	n/u	n/u	**	**	**	**	**	**	0.0 a	10.7 a
Zone 4	n/u	n/u	0.0 a	**	6.1 a	**	4.8 a	6.7 c	4.9 a	6.1 c
Niagara Falls (Zones 3-4)	n/u	n/u	0.0 a	**	4.5 a	**	4.8 a	6.6 c	4.5 a	6.6 c
Zone 5	n/u	n/u	n/s	n/s	**	**	13.4 a	7.3 a	13.1 d	7.1 b
Zone 6	n/u	n/u	n/u	n/u	**	**	0.0 a	0.0 a	5.0 a	0.0 a
Zone 7	n/u	n/u	n/u	n/u	**	n/s	**	**	0.0 a	**
St. Catharines-Niagara CMA	**	**	**	**	**7.6 a**	**9.5 c**	**8.9 a**	**5.4 b**	**8.4 a**	**6.2 b**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	4.8 d	**	3.2 b	3.0 c	4.2 c	5.4 c	5.9 c	**	3.9 b	4.6 c
Zone 2	2.2 c	**	1.7 a	2.9 a	1.8 a	3.1 b	2.4 b	3.6 c	1.8 a	3.2 b
St. Catharines (Zones 1-2)	3.9 d	13.6 d	2.4 a	3.0 a	2.6 a	3.9 b	3.1 b	3.1 c	2.6 a	3.8 b
Zone 3	0.0 c	**	3.1 d	4.3 d	3.0 b	6.9 c	0.0 c	0.0 d	2.9 b	5.9 c
Zone 4	7.0 a	0.0 c	2.9 b	4.1 c	2.5 a	3.4 c	4.0 a	6.2 c	2.9 a	4.1 b
Niagara Falls (Zones 3-4)	**	**	3.1 c	4.2 c	2.7 a	5.3 c	3.5 b	5.0 c	2.9 a	5.1 b
Zone 5	**	0.0 c	4.2 d	5.8 d	2.6 c	4.1 c	2.9 c	**	3.3 c	5.0 c
Zone 6	0.0 c	**	1.8 b	3.0 b	2.3 b	3.1 b	3.5 d	2.3 c	2.1 a	3.3 b
Zone 7	**	**	5.6 c	8.1 c	4.9 d	5.2 c	**	0.0 d	5.6 c	5.8 b
St. Catharines-Niagara CMA	**3.7 d**	**10.1 d**	**2.9 a**	**3.9 b**	**2.7 a**	**4.3 b**	**3.2 b**	**4.4 b**	**2.8 a**	**4.3 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	460 a	471 a	623 a	638 a	746 a	772 a	823 a	889 a	681 a	703 a
Zone 2	518 a	550 a	675 a	688 a	789 a	812 a	902 a	927 a	764 a	782 a
St. Catharines (Zones 1-2)	481 a	502 a	651 a	664 a	774 a	798 a	886 a	919 a	732 a	750 a
Zone 3	**	497 b	599 a	616 a	705 a	722 a	821 b	798 a	665 b	685 a
Zone 4	473 a	490 a	650 a	661 a	746 a	760 a	779 a	735 b	730 a	730 b
Niagara Falls (Zones 3-4)	489 c	495 b	616 a	632 a	724 a	739 a	785 a	748 b	695 a	705 b
Zone 5	432 b	463 b	589 a	597 a	693 a	692 a	744 a	743 a	657 a	664 a
Zone 6	432 a	465 a	557 a	576 a	683 a	700 a	764 a	752 a	642 a	656 a
Zone 7	**	**	591 a	584 a	680 a	676 a	866 a	822 a	657 a	648 a
St. Catharines-Niagara CMA	**471 a**	**489 a**	**624 a**	**636 a**	**736 a**	**752 a**	**831 a**	**824 a**	**701 a**	**714 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)

d – Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data is not statistically reliable

n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2006 by Zone and Bedroom Type
St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1	**	172	45 c	1,481	76 c	1,402	**	181	150 c	3,235
Zone 2	**	90	49 a	1,686	82 b	2,613	24 c	668	163 b	5,057
St. Catharines (Zones 1-2)	36 d	262	94 a	3,167	158 b	4,015	26 c	849	313 b	8,292
Zone 3	**	57	27 d	629	82 c	1,200	0 d	82	116 c	1,968
Zone 4	0 c	18	14 c	349	33 c	978	21 c	340	69 b	1,684
Niagara Falls (Zones 3-4)	**	74	41 c	977	116 c	2,178	21 c	422	185 b	3,652
Zone 5	0 c	87	60 d	1,025	63 c	1,536	**	429	155 c	3,076
Zone 6	**	49	14 b	478	27 b	869	3 c	111	50 b	1,506
Zone 7	**	8	17 c	205	12 c	241	0 d	48	29 b	502
St. Catharines-Niagara CMA	**48 d**	**479**	**226 b**	**5,852**	**376 b**	**8,839**	**82 b**	**1,859**	**732 a**	**17,028**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type St. Catharines Niagara CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
Zone 1	5.4 d	**	5.9 b	6.6 b	5.3 b	7.4 c	8.5 c	**	5.8 b	7.3 b
Zone 2	3.3 d	**	4.3 b	4.7 b	3.5 a	4.6 b	3.7 c	5.1 c	3.8 a	4.8 a
St. Catharines (Zones 1-2)	4.7 d	14.3 d	5.0 a	5.6 b	4.1 a	5.6 b	4.7 b	4.9 c	4.5 a	5.8 a
Zone 3	**	**	4.6 c	5.7 d	6.1 b	8.3 c	**	0.0 d	5.5 b	7.2 c
Zone 4	7.0 a	6.0 a	4.5 c	5.0 c	4.1 a	5.6 b	4.9 a	8.6 c	4.4 a	6.1 b
Niagara Falls (Zones 3-4)	**	**	4.6 c	5.5 c	5.2 a	7.1 b	5.0 b	6.9 c	5.0 a	6.7 b
Zone 5	**	0.0 c	5.8 c	8.4 c	4.3 c	5.9 c	**	**	5.7 b	6.9 c
Zone 6	**	**	4.4 c	4.0 b	3.9 c	4.4 b	3.5 d	3.5 d	4.0 b	4.5 b
Zone 7	**	**	6.5 c	8.1 c	5.5 d	5.2 c	**	0.0 d	6.3 c	5.8 b
St. Catharines-Niagara CMA	**5.3 c**	**11.1 d**	**5.1 a**	**6.0 a**	**4.4 a**	**5.9 a**	**6.0 b**	**5.9 b**	**4.9 a**	**6.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click **Methodology** or **Data Reliability Tables Appendix links** for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The data collected for a structure depends on whether it is an apartment or a row structure. The survey collects market rent, available and vacant unit data for all sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. This year, CMHC is also introducing a new measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the 2005 and 2006 Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights and in the narrative section of the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

In 2006, rented condominium apartments were surveyed in the following CMAs: Vancouver, Calgary, Edmonton, Toronto, Ottawa, Montréal and Québec. Other secondary rental market units were surveyed in Vancouver, Toronto and Montréal.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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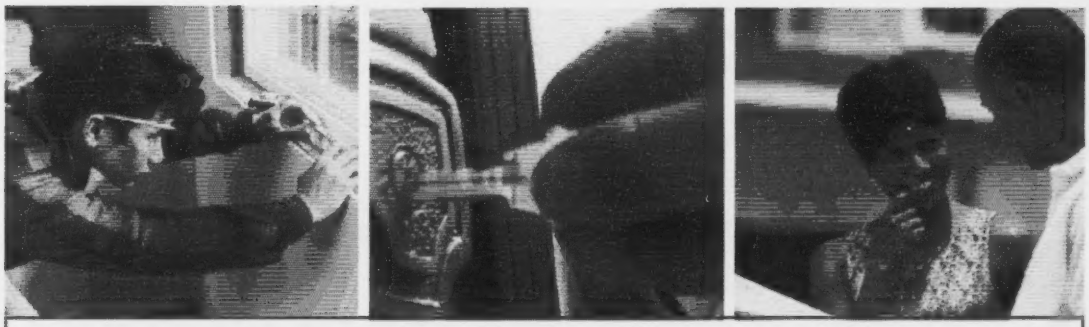

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